

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/29 Batman Road, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$870,000 & \$900,000

Median sale price

Median price \$878,000 Property Type Townhouse Suburb Eltham

Period - From 03/08/2022 to 02/08/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	5 Monterey CI ELTHAM NORTH 3095	\$900,000	19/07/2023
2	4/25-27 Livingstone Rd ELTHAM 3095	\$880,000	21/06/2023
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OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 03/08/2023 10:54



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Property Type: Unit
Land Size: 441 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$900,000
Median Townhouse Price
03/08/2022 - 02/08/2023: \$878,000

Comparable Properties



5 Monterey CI ELTHAM NORTH 3095 (REI)

Agent Comments

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Price: \$900,000
Method: Private Sale
Date: 19/07/2023
Property Type: House



4/25-27 Livingstone Rd ELTHAM 3095 (REI)

Agent Comments

3 1 2

Price: \$880,000
Method: Private Sale
Date: 21/06/2023
Rooms: 5
Property Type: Unit
Land Size: 201 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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